

ZONING ADMINISTRATOR HEARING AGENDA
CITY OF NEWPORT BEACH
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD
Thursday, May 13, 2010
Regular Meeting – 3:30 p.m.

Jim Campbell
Zoning Administrator

NOTICE TO THE PUBLIC

HEARING ITEMS

ITEM NO. 1. Condominium Conversion No. CC2010-005, Parcel Map No. NP2010-003, Modification No. MD2010-008 (PA2010-040)
4500 and 4504 Seashore Drive Council District 1

SUMMARY: A condominium conversion to convert a duplex into a condominium project. The code required two-car parking per unit will be provided. No exceptions to the Title 19 development standards are proposed with this application. Also included in the request is a modification permit to allow the width of the required parking spaces to be less than the minimum requirements required by the Zoning Code. The property is located in the R-2 (Two-Family Residential) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve CC2010-005, NP2010-003, MD2010-008 (PA2010-040) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15301, Class 1 (Existing Facilities) of the Implementing guidelines of the California Environmental Quality Act.

ITEM NO. 2. Modification Permit No. MD2010-007 (PA2010-043)
20442 Santa Ana Avenue Council District 4

SUMMARY: A modification permit to allow a residential building to encroach 15 feet into the 25-foot rear yard setback. The property is located in the RMD (1000) (Residential Medium Density) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Deny Modification Permit No. MD2010-007 (PA2010-043) subject to the recommended findings.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the Implementing guidelines of the California Environmental Quality Act.

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code. Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Department located at 3300 Newport Boulevard during normal business hours.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Department at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.